BARKERS

OPENING DOORS FOR YOU

19 Beech Walk

Birkenshaw, BD11 2PE

Asking Price £155,000

- END TOWNHOUSE
- OFFERED FOR SALE WITH NO CHAIN
- CUL DE SAC POSITION
- LOUNGE
- DINING KITCHEN
- TWO BEDROOMS
- MODERN SHOWER ROOM
- GARDENS FRONT & REAR
- PARKING SPACE IN AN ADJACENT CAR PARK

Full Description

Offered for sale with NO CHAIN is this two bedroomed end townhouse which would make an ideal purchase for a first time buyer, investor or those looking to downsize. Situated in a quiet cul de sac position within walking distance of the highly regarded BBG Academy, close to local amenities, bus routes and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Lounge, dining kitchen, two bedrooms and a modern shower room. Externally there are gardens front and rear and a parking space is available in an adjacent car park.

LOUNGE

12' 8" x 12' 6" (3.86m x 3.81m)

A part glazed external door leads into the lounge which has an electric fire (gas point available), laminate flooring and a staircase leads to the first floor landing. A door leads into the dining kitchen.

DINING KITCHEN

12' 6" x 8' 0" (3.81m x 2.44m)

Fitted with a range of wall and base units with complementary work surfaces, splash-back tiling and an inset stainless steel sink with a mixer tap. Space for a gas cooker, plumbing for a washing machine and space for a fridge/freezer. A door leads out to the rear garden.

FIRST FLOOR LANDING

Doors lead to two bedrooms and a modern shower room. Loft access point and a built-in storage cupboard.

BEDROOM ONE

9' 11" x 9' 7" (3.02m x 2.92m)

Double room with fitted wardrobes which provide plentiful storage.

BEDROOM TWO

11' 2" x 6' 6" (3.4m x 1.98m)

Double room.

SHOWER ROOM

6' 6" x 5' 8" (1.98m x 1.73m)

Fitted with a three piece modern white suite which comprises of a walk-in double shower enclosure, wash basin and W.C. Complementary tiled walls and flooring, heated chrome towel radiator and a useful storage cupboard.

EXTERIOR

To the front of the property there is an open plan lawned garden bordered by mature plants and shrubs. To the rear there is an enclosed lawned garden with a paved patio area. There is a parking space available in an adjacent car park.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - B

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100
21
15
11

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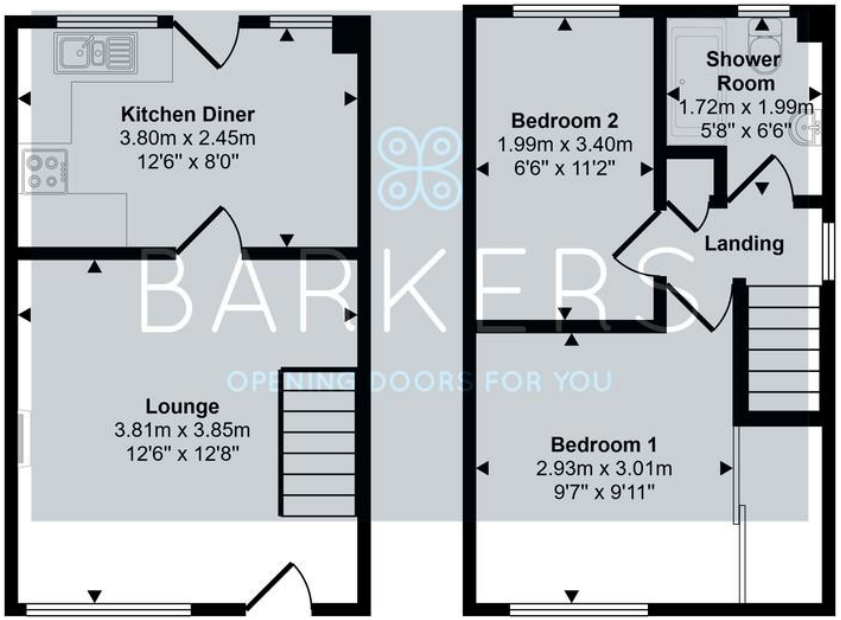
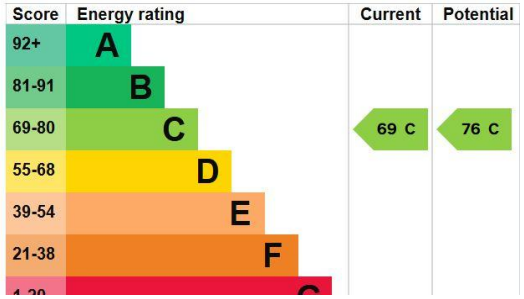
Approx Gross Internal Area
50 sq m / 540 sq ft



Ground Floor
Approx 25 sq m / 265 sq ft

First Floor
Approx 26 sq m / 275 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



4 Old Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2JX

www.barkersestateagents.co.uk
enquiries@barkersestateagents.co.uk
0113 2879344

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